

**Historic Zoning Commission
Meeting Minutes
March 25, 2014**

The Historic Zoning Commission held a regularly scheduled meeting on March 25, 2014 at 12:00 p.m. in the Administrative Conference Room at the Municipal and Safety Building.

Members Present

Sam Fullen
Tom Mozen
Liz Biosca, Chairman
Valda Jones
Greg Cox, Vice Chairman

Staff Present

Jessica Harmon, Planner

Members Absent

Sheila Cox
Tony Street

Also Present

Aleania Smith
Laurel Farrell
Holly Booksh

Chairman Biosca called the meeting to order at 12:05 p.m. and a quorum was present

The first item on the agenda was to welcome the new Commission member that was appointed by the City Commission. Staff informed the HZC that the new member was Tony Street and that he could not be present at the meeting.

The next item on the agenda was the approval of the agenda.

MOTION: Jones To approve agenda as presented.

SECOND: Fullen

VOTE: Approved 5-0

Next on the agenda was the consideration of Certificate of Appropriateness #2014-123 for the installation of a new awning and metal facing for property located at 247/249 E. Main Street. Staff reminded the HZC that this item was deferred from the called meeting on March 19, 2014 and went over the details of the project. The petitioners stated that they received two quotes for brick and that the most recent one from General Shale was far more reasonable than the first one. The awning swatch was presented to show the HZC what it would look like. Ms. Farrell stated that the contractor had already purchased the metal to do the siding and that based on their contract with him, he is trying to hold them financially responsible for the cost of it. The petitioners asked what type of brick would be acceptable and staff directed them to the brick sample that was used on 126 E. Market Street as an example of a recently approved material. Commissioner G. Cox stated that he might have enough brick left from the Depot project to do what they need. The petitioners asked if the HZC had the authority to approve colors and staff directed them to Policy 3 of the Downtown Design Guidelines which states that new materials should be appropriate to the scale, durability, color and texture of the predominate materials in

the area. Staff pointed out that while the Commission does not pick colors, *per se*, they have the authority to make sure that the color choice is sympathetic to the surrounding properties.

MOTION: G. Cox

SECOND: Mozen

To approve the proposed awning per the application submitted which meets the Design Guidelines in Policy 10 and deny the use of metal siding which does not meet the intent of Policy 3 of the Design Guidelines.

VOTE: Approved 5-0

The next item for consideration is the Certificate of Appropriateness #2014-124 for the exterior rehabilitation and renovation of 110 W. Market Street. Petitioner Brent Long gave a description of the work he is proposing for this property. Staff pointed out that a lot of the work being proposed is rehabilitation of existing materials and recommended approval of the proposed work. Commissioner Fullen asked what color the cedar shake would be and the petitioner stated that he would more than likely leave it natural.

MOTION: Jones

SECOND: Mozen

To approve the exterior rehabilitation and renovations of property located at 110 W. Market Street which meets the Design Guidelines.

VOTE: Approved 5-0

Next on the agenda was the consideration of Certificate of Appropriateness #2014-122 for the construction of a “dog house” on the roof of 236 E. Main Street. Staff gave a brief overview of the construction details and also pointed out that handrails that are not included in the application have been installed. Commissioner Biosca pointed out that her and Commissioner Jones had spoken with the property owner and has agreed to brick the front of the “doghouse” which faces the Downtown Parking Lot and then use siding on the remaining three sides. Commissioner Greg Cox stated that vinyl siding would not be appropriate; however a cementitious siding such as hardiboard would be more acceptable. Commissioner G. Cox also pointed out that the wooden handrails do not meet the intent of Policy 6 of the Downtown Design Guidelines which states that roof gardens, decks, and accessory structures can visually impact the design integrity of the building on which they are located, their visual impacts should be minimized.

MOTION: Jones

SECOND: Mozen

To approve the construction of the “doghouse” at 236 E. Main St. with a brick façade on the front facing the Downtown Square and cementitious siding such as hardiboard which matches the brick color on the remaining side. Also, to deny the approval of the handrails and all features associated with it since it does not meet the intent of the Design Guidelines in Policy 6.

VOTE: Approved 5-0

The next item on the agenda was to consider approval of the minutes from the regularly scheduled February 25, 2014 meeting. Staff pointed out that the title needed to be changed from “called” to just “meeting minutes.” Commissioner Fullen asked for some clarification in his motion of Certificate of Appropriateness #2014-120.

MOTION: Jones To approve the minutes with corrections.

SECOND: Fullen

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VOTE: Approved 5-0

The last item on the agenda was to consider approval of the minutes from the called meeting on March 19, 2014. Since only two of the members are present that were at this meeting, they are the only ones voting.

MOTION: Fullen To approve the minutes with as submitted.

SECOND: Biosca

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VOTE: Approved 2-0-3 (Mozen, Jones, Cox)

There being no other business, the meeting adjourned at 1:13 p.m.

APPROVED:

Liz Biosca, Chairman